

066.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

668,400 / 668,400

USE VALUE:

668,400 / 668,400

ASSESSED:

668,400 / 668,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		RICHFIELD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILSON ELIZABETH COURtenay &	
Owner 2: OXX STEPHEN PIERCY	
Owner 3:	

Street 1: 12 RICHFIELD ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: MCCARTHY KARIN L/TRUSTEE -	
Owner 2: KINSELLA REALTY TRUST -	

Street 1: 15 CLOUTMANS LANE	
Twn/City: MARBLEHEAD	
St/Prov: MA	Cntry:
Postal: 01945	

NARRATIVE DESCRIPTION	
This parcel contains 5,651 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5651.000	252,400	3,300	412,700	668,400	

Total Card	0.130	252,400	3,300	412,700	668,400	Entered Lot Size
Total Parcel	0.130	252,400	3,300	412,700	668,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	426.28	/Parcel:	426.2	Land Unit Type:
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PREVIOUS ASSESSMENT							Parcel ID	066.0-0002-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	252,500	3300	5,651.	412,700	668,500	668,500	Year End Roll
2019	101	FV	219,000	3300	5,651.	383,200	605,500	605,500	Year End Roll
2018	101	FV	219,000	3300	5,651.	383,200	605,500	605,500	Year End Roll
2017	101	FV	219,000	3300	5,651.	336,000	558,300	558,300	Year End Roll
2016	101	FV	219,000	3300	5,651.	306,600	528,900	528,900	Year End
2015	101	FV	194,800	3300	5,651.	271,200	469,300	469,300	Year End Roll
2014	101	FV	192,500	3300	5,651.	256,400	452,200	452,200	Year End Roll
2013	101	FV	190,000	3300	5,651.	244,100	437,400	437,400	12/13/2012

SALES INFORMATION							TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
MCCARTHY KARIN	62786-1		10/16/2013		615,650	No	No			
MC CARTHY RUTH	62419-429		8/9/2013	Estate/Div	348,000	No	No	RUTH GERTRUDE MCCARTY D.O.D 1/27/2012.		
	19619-124		1/1/1989		190,000	No	No	Y		

BUILDING PERMITS							ACTIVITY INFORMATION		
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	
8/16/2017	1045	Solar Pa	3,168	C					
10/2/2015	1464	Porch	3,000						
8/24/2015	1163	New Wind	19,925		8/24/2015			Replace 27 windows	
2/5/2013	152	Redo Kit	35,000	C					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5651		Sq. Ft.	Site		0	70.	1.04	12									412,670						412,700	

